



5a, Montague Street, Edinburgh, EH8 9QT

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Rarely available McDougall McQueen present to the market this attractive two bedroom main door basement flat offering generously proportioned accommodation ideally located in the heart of the highly sought-after area of Newington which lies to the southeast of Edinburgh city centre, close to an abundance of local amenities offering a wide range of shops, bars, and restaurants. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Front facing spacious living room.
- Rear hallway with a useful storage cupboard.
- Dining kitchen equipped with a range of wall and base units along with two useful storage cupboards.
- Rear facing double bedroom with an open shelved press and ample space for free standing furniture.
- Front facing double bedroom with open shelved
- press and ample space for free standing furniture.
- Stylish bathroom comprising WC, wash hand basin, free standing bath and walk in shower, ladder towel radiator.
- Sash and case windows.
- Gas central heating.
- Cellar offering useful storage.
- Communal garden to rear and private terrace.
- Permit and metered parking.



Location

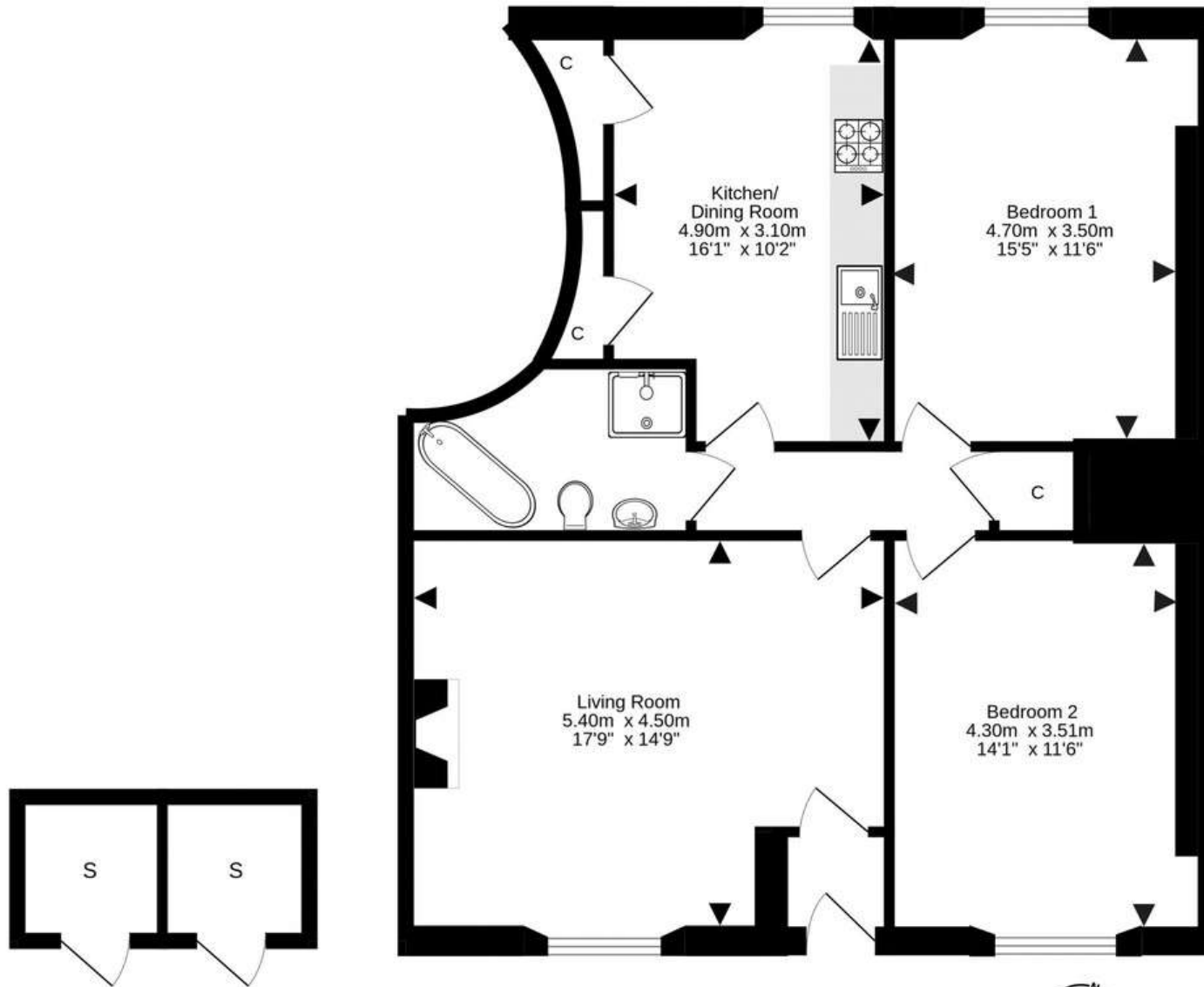
Newington is a highly sought after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is Cameron Toll Shopping Centre, as well as a number of other retail shops within a short car drive or bus journey away at Straiton Retail Park. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, the Hermitage of Braid and Blackford Hills all located nearby. The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is good road access to the city bypass with excellent connections to the central motorway network. There are also regular bus services running to and from the city centre.

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. Some furniture may be available by separate negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

